



Hayburn  
Consulting

# FOR SALE/ TO LET

LARGE RETAIL UNIT

## THURSO - 27-29 HIGH STREET KW14 8AJ



### LOCATION

Thurso is situated in the Pentland Firth and is the most northerly town in mainland Britain lying some 20 miles north of Wick. The nearby port of Scrabster provides regularly year round ferry sailings to Orkney. Thurso has its own mainline railway station.

The subjects occupy a prominent corner location in the centre of the main trading pitch of the town. Nearby occupiers include Semi-Chem, Cancer Research, Nickle & Dime etc.

**0141 221 8242**  
[www.hayburnlane.com](http://www.hayburnlane.com)



NICKEL & DIME
HAROLD BUTCHER
HIGHLAND HOSPICE
CAIRNGORN GROVE
PHARMACY
SOCIALLY GROWN
SEMI CHEM
HEATHERS
ALL SORTS

### HIGH STREET

VACANT
OFFICES
RED CROSS
CANCER RESEARCH
MCALLANS
VACANT
PENTLAND MUSIC
GROVE ST
MESSY NESSY
OFFICE



### DESCRIPTION

The subjects comprise a two storey and attic building with two storey rear extension and extends to the following approximate floor areas and dimensions.

### ACCOMMODATION

The net internal areas are as follows:-

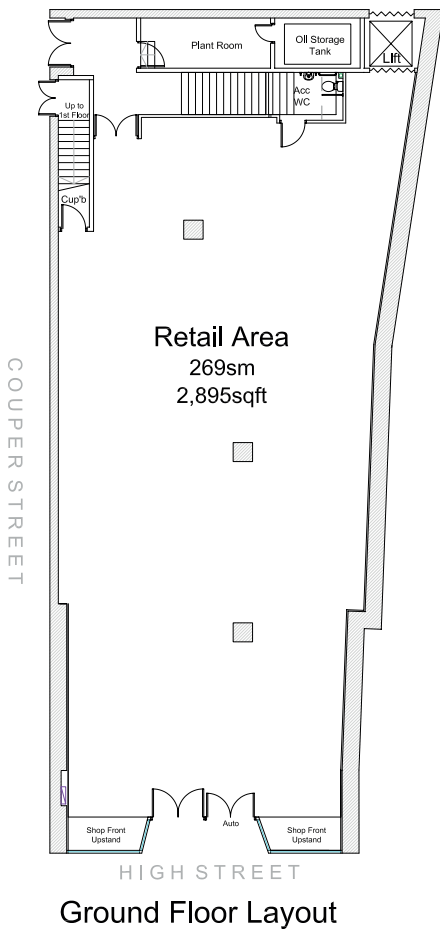
Gross Frontage	34'	10.36m
Ground Floor	3,078 sq.ft.	285.98 sq.ft.
First Floor (Sales & Store)	3,091 sq.ft.	287.17 sq.ft.
Attic	722 sq.ft.	72.71 m <sup>2</sup>
<b>Total</b>	<b>6,491 sq.ft.</b>	<b>644.86m<sup>2</sup></b>

### LEASE TERMS

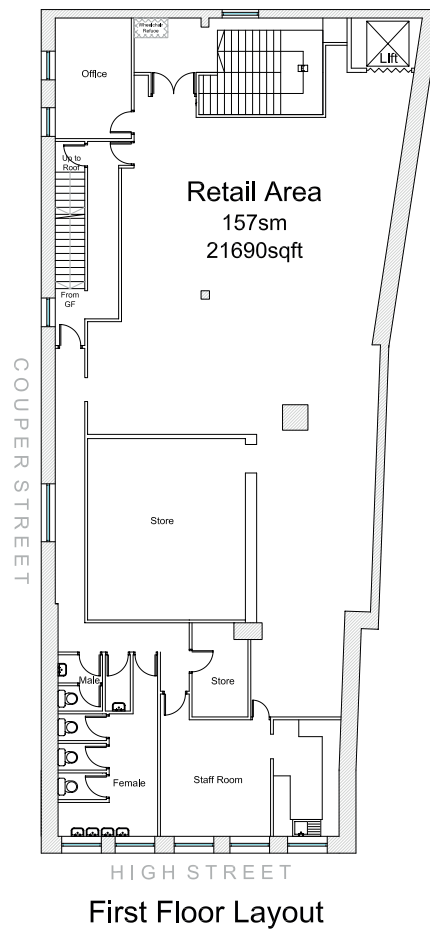
The subjects are offered to let on full repairing and insuring terms.

### RENT

Rental offers in excess of **£25,000 per annum** are invited.



Ground Floor Layout



First Floor Layout



### PRICE

On Application.

### RATEABLE VALUE

We understand the property is entered in the local valuation role as follows:- **£19,250 per annum.**

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

### EPC

The EPC rating of this property is available on request.

### VAT

All prices, rents, premiums, etc., are quoted exclusive of VAT.

### ENTRY

By arrangement.

### AML

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity, address, and funding. Applicable documentation will therefore be required on agreement of the Heads of Terms.

### VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

**Hayburn Consulting**  
23 Burgh Hall Street  
Glasgow G11 5LN

T: **0141 221 8242**  
E: [sylvia@hayburnlane.com](mailto:sylvia@hayburnlane.com)